

Authority: Item ,
Report (PED22145)
CM:
Ward: 13

Bill No.

CITY OF HAMILTON

BY-LAW NO. 3581-86

**To Amend Zoning By-law No. 3581-86
Respecting Lands Located at 125 Pirie Drive, Dundas**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the "The Corporation of the City of Stoney Creek" and is the successor to the former regional municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 3581-86 (Dundas) was enacted on the 22nd day of May, 1986, and approved by the Ontario Municipal Board on the 10th day of May, 1988;
AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan approved by the Ontario Municipal Board on August 16, 2013.

AND WHEREAS the Council of the City of Hamilton, in adopting Item █ of Report 22█-█ of the Planning Committee, at its meeting held on the 6 day of September, 2022, recommended that Zoning By-law No. 3692-92, be amended as hereinafter provided;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

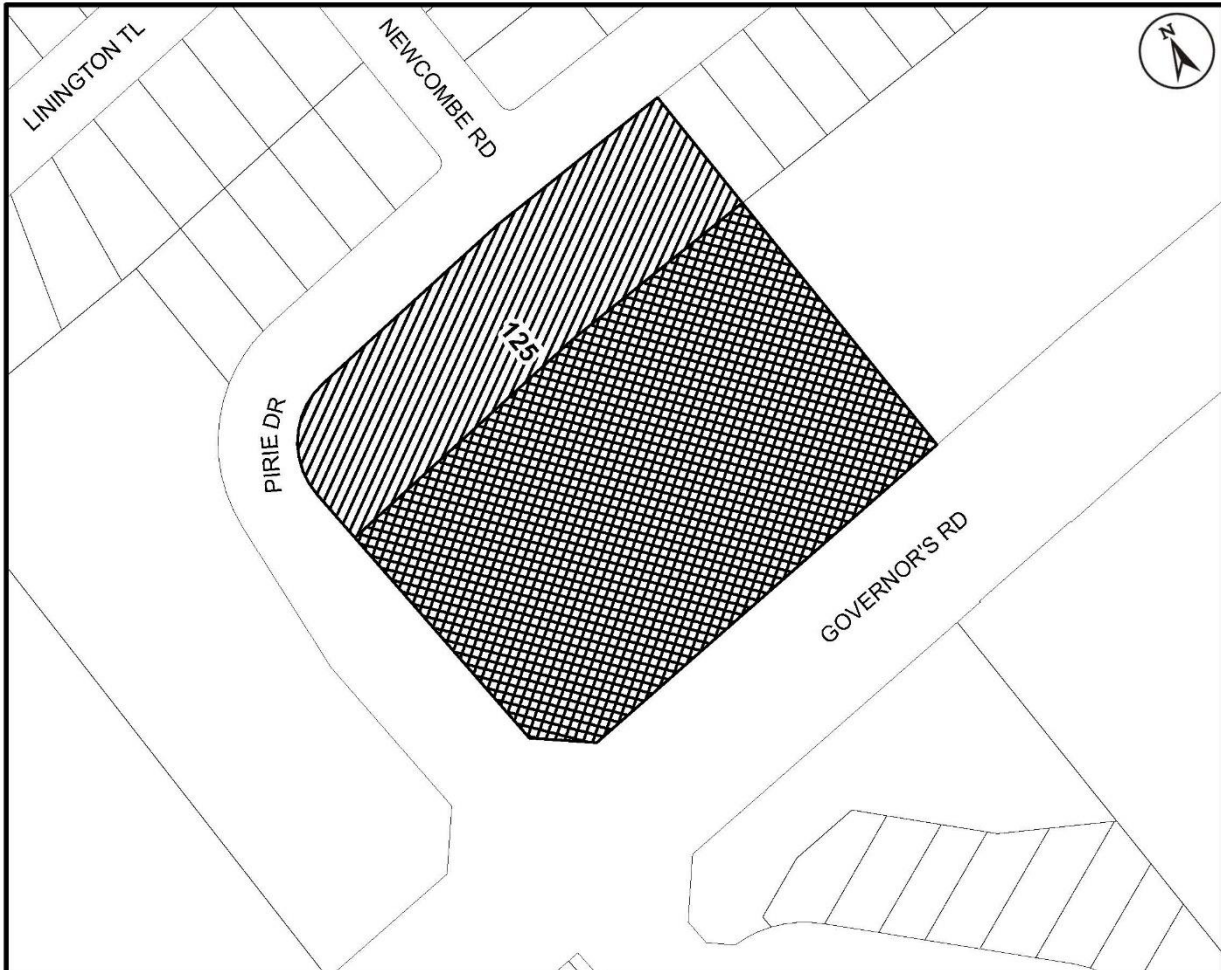
- 1) That Schedule "A" appended to and forming part of Dundas Zoning By-law No. 3581-86 be amended by deleting the lands known as 125 Pirie Drive, Dundas, the boundaries of which are shown on plans hereto annexed as Schedule "A", to this By-law;
- 2) That Schedule "A" appended to and forming part of By-law No. 3692-92 (Dundas), be amended is as follows:
 - a) Notwithstanding Section 3 of this By-law, for purposes of the definition of the Front Lot Line shall mean the portion of Pirie Drive extending 118 metres from the easterly property line of the subject lands shall be considered the front lot line;

- b) Notwithstanding Section 12.5.2.1 of this By-law, the minimum front yard shall be 2.8 metres;
 - c) Notwithstanding Section 12.5.6.1 of this By-law, a minimum 35% of the site area shall be landscaped.
 - d) Notwithstanding Section 12.5.6.2 of this By-law, a 3.0 metre wide a buffer strip within the landscape area shall not apply to any portion of a lot line that abuts a residential zone;
 - e) Notwithstanding Section 7.2.1, 7.2.2 and 7.14.1 of this By-law, tandem parking between garage parking space and front yard driveway shall be permitted with a 0.0 metre manoeuvring space for the front yard driveway parking space; and,
 - f) Notwithstanding Section 7.12.1.3 of this By-law, 0.30 spaces per dwelling unit for visitor parking shall not apply.
- 3) That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*, and,
- 4) That this By-law No. 22- shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the *Planning Act*, either upon the date of passage of this by-law or as otherwise provided by the said Sub-section.

PASSED this _____ , _____

F. Eisenberger
Mayor

A. Holland
City Clerk



<p>This is Schedule "A" to By-law No. 22-</p> <p>Passed the day of, 2022</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<p style="text-align: center;">Schedule "A"</p> <p style="text-align: center;">Map forming Part of</p> <p style="text-align: center;">By-law No. 22-_____</p> <p style="text-align: center;">to Amend By-law No. 3581-86</p>	<p>Subject Property</p> <p>125 Pirie Drive, Dundas (Ward 13)</p> <p> Block 1 - Change in Zoning from the Single-Detached Residential Zone (R2) Zone to Low To Medium Density Multiple Dwelling (RM1/S-140) Zone, Modified</p> <p> Block 2 - Lands to be added to Zoning By-law 05-200 as Community Institutional (I2, 800) Zone</p>
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Scale: N.T.S	File Name/Number: ZAC-21-003	
Date: April 22, 2022	Planner/Technician: AB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		